



Winkworth

for every step...

Luscinia View, Napier Road, Reading, Berkshire, RG1 8AB

£1,550 per month *Furnished*



Spacious two bedroom apartment with private balcony a short walk from Reading station

Newly decorated spacious two bedroom apartment occupying the second floor of this modern development located close to the town centre and Reading train station. Accommodation comprises brand new kitchen which is open plan to the living room, private balcony, two double bedrooms, en suite shower room to the master bedroom and a further three piece bathroom. Further benefits include a large storage cupboard, video entry phone system and an allocated parking space. Available now. Furnished.

KEY FEATURES

- Second floor apartment
- Brand new kitchen
- Two bathrooms
- Council tax band C
- Allocated parking space
- Available now
- Furnished



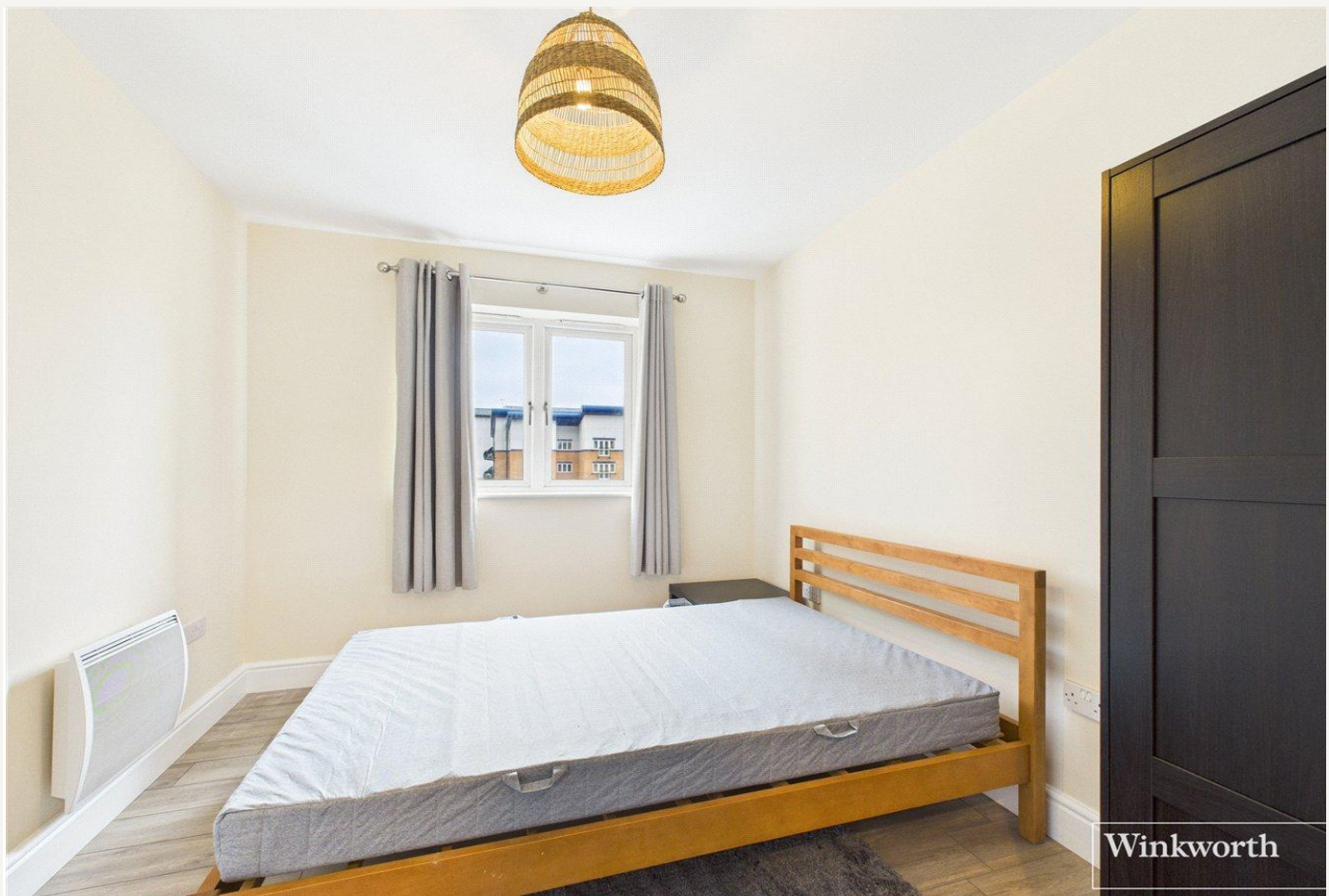
Reading

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MATERIAL INFO

Deposit: £1,788.46
Holding Deposit: £357.69
Council Tax Band: C
EPC rating: C

Approximate total area⁽¹⁾

66.3 m²
714 ft²

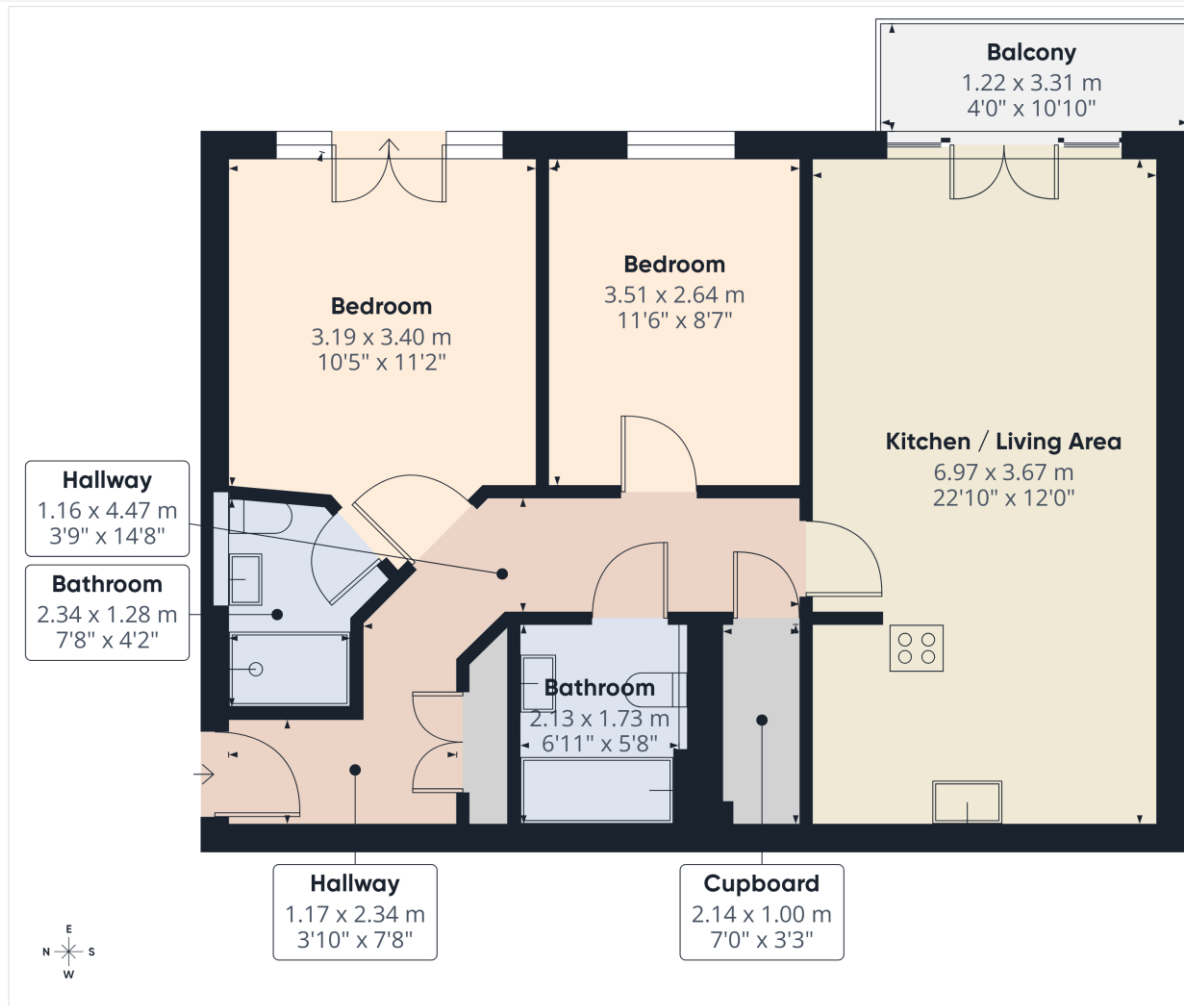
Balconies and terraces

4 m²
43 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/rent/property/REA160520>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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